

Peter Clarke



14 Clifford Place, Shipston-on-Stour, Warwickshire, CV36 4GR

- Recently Built One Bedroom House
- Fitted Kitchen with Good Storage Space
- Light and Airy Sitting Room
- Good Sized Double Bedroom
- Bathroom with Shower over Bath
- Ground Floor Cloakroom
- Allocated Parking Space
- Views Over the Green
- AVAILABLE early FEBRUARY



£825 PCM

A well presented one bedroom property built by Taylor Wimpey in 2020 on the outskirts of Shipston on Stour.. There is an allocated off road parking space and views overlooking the green. The property has a sitting room, kitchen and cloakroom to the ground floor with a bedroom and bathroom to the first floor.

Strictly No Smokers

Sorry no pets

Council Tax Band B

AVAILABLE early FEBRUARY

ACCOMMODATION

An entrance hall leads to the lounge and downstairs wc as well as stairs to the first floor. The lounge leads through to the kitchen via double doors and has a range of modern wall, base and drawer units with work surfaces over, a sink and drainer, integrated electric double oven, gas hob, slimline dishwasher and washing machine. There is also an understairs storage cupboard.

To the first floor there is a double bedroom and a bathroom having a panelled bath with shower over, a wc and a pedestal wash hand basin. Large storage cupboard on the landing

The property benefits from one off road parking space. outside storage cupboard and gas fired central heating.

AVAILABLE IMMEDIATELY

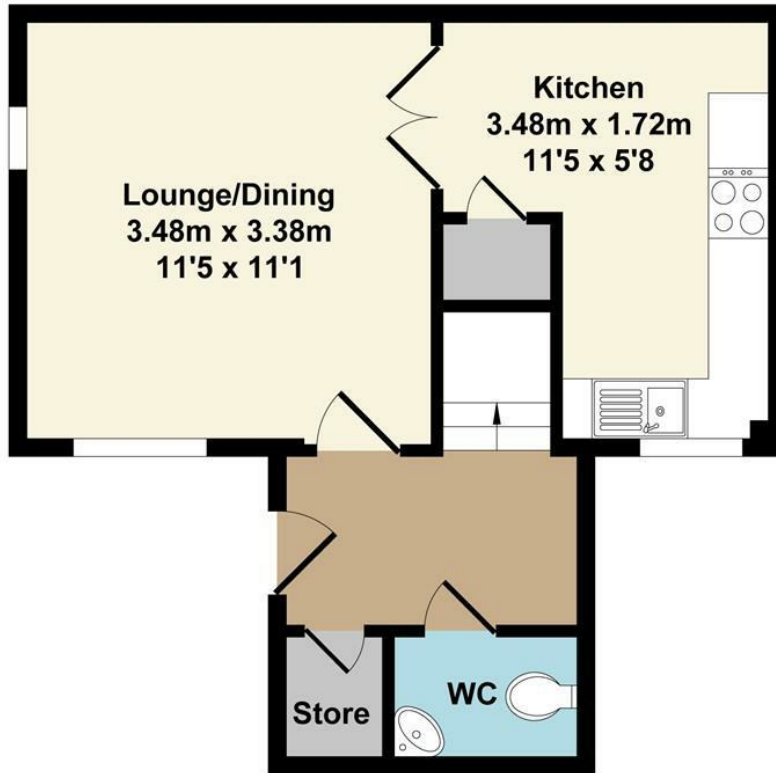
NO PETS

NO SMOKERS

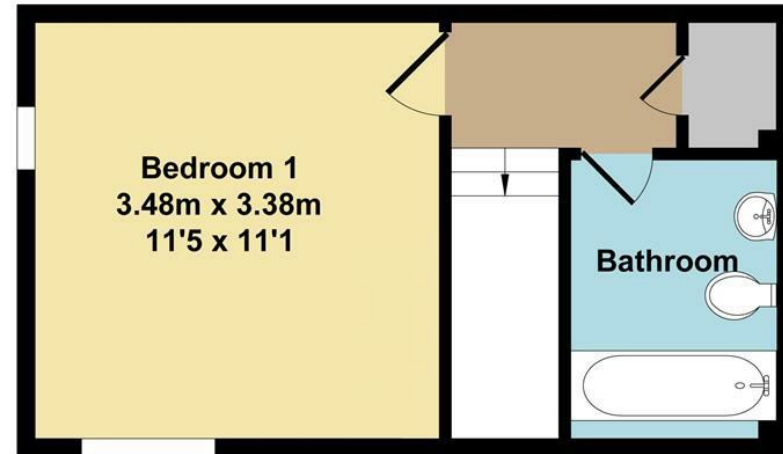


Clifford Place
Total Approx. Floor Area 49.60 Sq.M. (534 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 28.0 Sq.M.
(301 Sq.Ft.)



First Floor
Approx. Floor
Area 21.6 Sq.M.
(233 Sq.Ft.)





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk

